

**Briarpark Village HOA
Board Meeting
August 18, 2014**

Attendees:

Jan Paul-President
Kathleen Savage- Vice President
Shawna Neill-Secretary
Russell Vela- Treasurer
Linda Neel- Excel Management
Beverly Longino-Excel Management

The meeting was called to order at 6:32p.m. A quorum was established.

The board allowed a few minutes for those present to read the previous meeting minutes.

Russell- I make a motion to approve the minutes.

Shawna- I second the motion.

The motion passed.

Management Report

Bids:

The board reviewed bids for repairing/replacing damaged lighting from Eagle Electric and Dallas Electric. They decided to use Dallas Electric due to the significantly lower bid.

The board also received bids from Diamond Lawn Service, Solis Alive, and Spriggs for organic lawn care. They decided to stay with Spriggs, but cut down the number of weed treatments and to let them fertilize 2 times a year instead of 3.

Electric/Carpentry/Doors:

The HOA changed the complex electricity provider to TXU for a lower rate.

The rotten wood in the patio area of T-4 was replaced.

The new storage door at J-3 was painted and back charged to the owner.

Lighting/Gutters:

The lights at the pool as well as buildings C, S, and T were checked for problems. Eagle Electric replaced a light pole behind building A. Another light pole behind building A has since fallen.

Gutters were reattached at O-1 and O-6.

Painting/Plumbing:

The balcony post at C-7 was painted. At A-2 the door frame was scraped, primed and repainted.

Caliber Plumbing replaced exterior cut off valves at A-7, O-3, O-4, and I-4. The valve box at P-4 was also replaced.

Roofing/Trees

Evans & Horton were called to check a roof leak at P-9. The leak was not on the roof. It was the air conditioner leaking. The service charge was back charged to the owner.

General Discussion:

The board discussed the front doors that need to be repainted. They have not decided how to handle the situation and will table the issue until next month.

Time Warner wants to renew their contract with Briarpark. There are several benefits to the complex that come with a renewal.

Russell- I make a motion to renew the Time Warner contract.

Shawna- I second the motion.

Financials:

Linda Neel made a quick review of the July finances. There are \$7900 in delinquent dues and \$7900 in prepaid dues. Maintenance expenses are almost \$5000 below budget year to date. Total assets equal \$225,238.95.

Shawna- I make a motion to adjourn the meeting.

Russell- I second the motion.

The motion passed and the meeting adjourned at 7:25 p.m.

